

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Fargo

State: ND

PJ's Total HOME Allocation Received: \$3,500,068

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
			PJs in State:	1			
<u>Program Progress:</u>							
% of Funds Committed	95.50 %	95.50 %	1	91.92 %	76	79	
% of Funds Disbursed	91.15 %	91.15 %	1	82.65 %	84	86	
Leveraging Ratio for Rental Activities	11.9	11.9	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	100.00 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.89 %	87.89 %	1	68.72 %	79	83	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	98.15 %	98.15 %	1	79.93 %	85	90	
% of 0-30% AMI Renters to All Renters***	85.19 %	85.19 %	1	44.94 %	93	96	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	100.00 %	1	94.87 %	100	100	
<u>Overall Ranking:</u>			In State:	1 / 1	Nationally:	99	100
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$17,935	\$17,935		\$25,717	54 Units	14.70 %	
Homebuyer Unit	\$4,771	\$4,771		\$14,669	227 Units	61.90 %	
Homeowner-Rehab Unit	\$15,252	\$15,252		\$20,391	51 Units	13.90 %	
TBRA Unit	\$1,568	\$1,568		\$3,201	35 Units	9.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fargo ND

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$42,773	\$89,786	\$14,076
State:*	\$47,697	\$70,139	\$18,343
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	88.9	92.5	96.1	91.4	Single/Non-Elderly:	29.6	56.8	35.3	80.0
Black/African American:	0.0	4.4	0.0	5.7	Elderly:	20.4	0.4	11.8	0.0
Asian:	1.9	0.4	0.0	0.0	Related/Single Parent:	38.9	18.9	31.4	20.0
American Indian/Alaska Native:	3.7	0.0	2.0	2.9	Related/Two Parent:	3.7	17.6	13.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0	Other:	7.4	6.2	7.8	0.0
American Indian/Alaska Native and White:	3.7	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.4	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.9	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	1.8	2.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.3	57.3	43.1	80.0	Section 8:	37.0	0.0 [#]		
2 Persons:	24.1	18.5	25.5	5.7	HOME TBRA:	0.0			
3 Persons:	16.7	7.0	13.7	14.3	Other:	22.2			
4 Persons:	9.3	7.5	11.8	0.0	No Assistance:	40.7			
5 Persons:	0.0	7.0	3.9	0.0					
6 Persons:	3.7	1.8	2.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.9	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				17

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fargo State: ND Group Rank: 99
(Percentile)
State Rank: 1 / 1 PJs Overall Rank: 100
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	87.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

